

Title Number : LN103159

This title is dealt with by HM Land Registry, Croydon Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 25 JAN 2022 at 19:04:33 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: LN103159
Address of Property	: 9 Langtry Road, London (NW8 0AJ)
Price Stated	: £1,750,000
Registered Owner(s)	: FIRST LIGHT PROPERTIES LIMITED (Co. Regn. No. 9308979) of 3 Woodcock Dell Avenue, Harrow HA3 0PW.
Lender(s)	: Jordan International Bank PLC Jordan International Bank PLC

Title number LN103159

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 25 JAN 2022 at 19:04:33. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

CAMDEN

- 1 (17.05.1912) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 9 Langtry Road, London (NW8 0AJ).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (27.02.2015) PROPRIETOR: FIRST LIGHT PROPERTIES LIMITED (Co. Regn. No. 9308979) of 3 Woodcock Dell Avenue, Harrow HA3 0PW.
- 2 (27.02.2015) The price stated to have been paid on 19 December 2014 was £1,750,000.
- 3 (27.02.2015) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (13.07.2016) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 1 July 2016 in favour of Jordan International Bank PLC referred to in the Charges Register.
- 5 (13.07.2016) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 1 July 2016 in favour of Jordan International Bank PLC referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Transfer dated 19 September 1952 made between (1) The British Transport Commission (Commission) and (2) Peter Solome (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to the following rights reserved by the Transfer dated 19 September 1952 referred to above:-

"EXCEPTING AND RESERVING UNTO the Commission full right and liberty for the Commission and their successors in title with or without workmen at all reasonable times to enter upon such parts of the property hereby transferred which adjoin the land of the Commission for the purpose of inspecting maintaining repairing renewing reinstating altering or

C: Charges Register continued

amending any fences walls railway banks abutment or retaining walls bridges and other works of the Commission and ALSO EXCEPTING as hereinafter mentioned.

1. IT IS HEREBY DECLARED that the following are excepted from this Transfer:-

(i) Any right of access to the said property over any other land of the Commission

(ii) Any mines or minerals under the said property

(iii) Any right of support from any mines or minerals whatsoever

(iv) Any right of support from the adjoining land of the Commission and any such support hereafter enjoyed by the Purchaser shall be deemed to be enjoyed with the consent of the Commission or their successors in title and not as of right

(v) Any right of light or air over the adjoining or neighbouring land of the Commission

(vi) The Commission's retaining wall along the North boundary of the property and shewn by the letters "A" "B" on the said plan annexed hereto."

NOTE: The retaining wall marked "A" "B" referred to is not included in the title.

3 (13.07.2016) REGISTERED CHARGE dated 1 July 2016.

4 (13.07.2016) Proprietor: JORDAN INTERNATIONAL BANK PLC (Co. Regn. No. 1814093) of Almack House, King Street, London SW1Y 6QW.

5 (13.07.2016) The proprietor of the Charge dated 1 July 2016 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

6 (13.07.2016) REGISTERED CHARGE contained in a Debenture dated 1 July 2016.

7 (13.07.2016) Proprietor: JORDAN INTERNATIONAL BANK PLC (Co. Regn. No. 1814093) of Almack House, King Street, London SW1Y 6QW.

8 (13.07.2016) The proprietor of the Charge dated 1 July 2016 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Transfer dated 19 September 1952 referred to in the Charges Register:-

"THE Purchaser with intent to bind so far as legally may be himself and his successors in title owners for the time being of the property or any part thereof in whosoever hands the same may come hereby covenants with the Commission as follows:-

(1) Not at any time

(a) without previously submitting detailed plans and sections thereof to the Commission and obtaining their approval thereto and (b) without complying with such reasonable conditions as to foundations or otherwise as the Commission shall deem it necessary to impose for the protection of the Commission's land and works adjoining and beneath the property.

to erect any building or buildings on the site of any part or parts of the property or execute any works or make any addition or additions to any buildings or materially alter any of the existing buildings and

Schedule of restrictive covenants continued

(2) That the Commission shall be under no liability for

(a) damage or injury to the property or to any building or buildings hereafter erected on any part or parts of the property or to the Purchaser caused by any operations of the Commission in connection with their Undertakings or by reason of the situation of the property in relating to the Commission's land or works and

(b) consequences of any slip on the retaining wall marked "A" "B" in the said plan annexed hereto.

(3) Not at any time.

(a) To erect any structure within six feet of the back of the Commission's parapet wall or

(b) To stack or lean or cause to be stacked or leaned anything against the parapet of the said retaining wall shown by the letters "A" "B" on the said plan annexed hereto.

(c) To do anything which will affect the stability of the raised approach road adjoining the property."

NOTE: The northern boundary of the land in this title is part of the retaining wall marked "A" "B" referred to.

End of register

H. M. LAND REGISTRY GENERAL MAP

LONDON SHEET VI. 29. SECTION A

Scale 1/1056

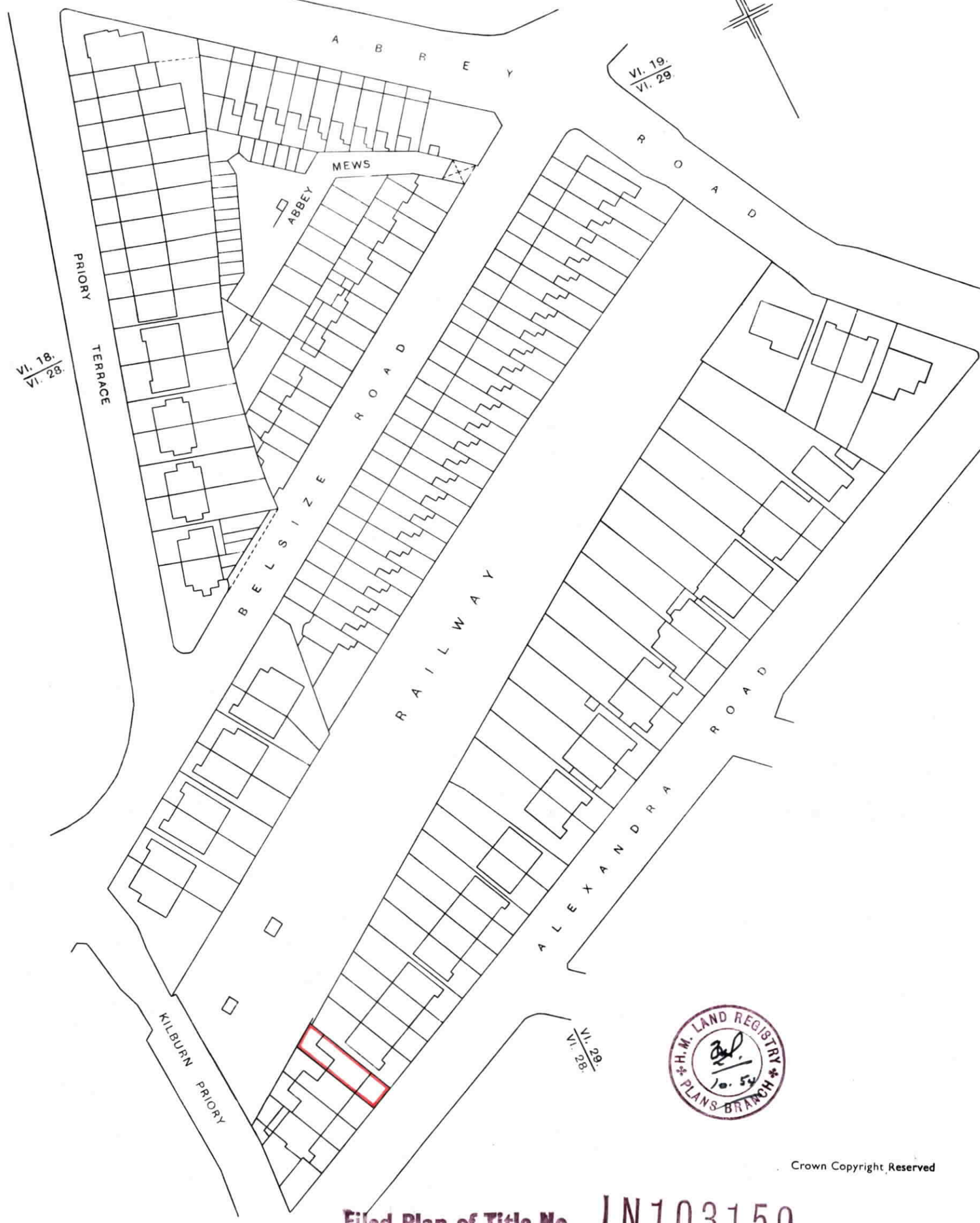
CHM

VI. 18.
VI. 19.

VI. 19.
VI. 29.

VI. 18.
VI. 28.

VI. 29.
VI. 28.



Crown Copyright Reserved

Filed Plan of Title No. LN103159

This is a copy of the title plan on 25 JAN 2022 at 19:04:33. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Croydon Office.

© Crown Copyright. Produced by HM Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.